

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/72 White Street, Mordialloc Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,045,500 Property Type Townhouse Suburb Mordialloc

Period - From 04/02/2024 to 03/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/25 White St PARKDALE 3195	\$721,500	29/09/2024
2	2/28 Eulinga Av ASPENDALE 3195	\$809,200	21/09/2024
3	1/460 Como Pde.W MORDIALLOC 3195	\$790,000	20/09/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/02/2025 11:45

2/72 White Street, Mordialloc Vic 3195



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Townhouse Price
04/02/2024 - 03/02/2025: \$1,045,500

Comparable Properties



10/25 White St PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$721,500
Method: Private Sale
Date: 29/09/2024
Property Type: Townhouse (Res)



2/28 Eulinga Av ASPENDALE 3195 (REI)

Agent Comments

2 2 1

Price: \$809,200
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)



1/460 Como Pde.W MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$790,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: Unit

Account - Jellis Craig



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